

006.0

0003

0001.B

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

870,600 / 870,600

870,600 / 870,600

870,600 / 870,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FRAMINA LLC	
Owner 2:	
Owner 3:	
Street 1: 455 MASS AVE STE 1	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PASCIUTO FAMILY SERIES LLC -
Owner 2: -
Street 1: 14 VIKING ROAD
Twn/City: WINCHESTER
St/Prov: MA
Postal: 01890

NARRATIVE DESCRIPTION
This parcel contains 2,274 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1924, having primarily Brick Exterior and 3220 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z B3 VILLAGE B 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

326 Restaur/Bar 2274 Sq. Ft. Site 0 43.25 5.00 CG	491,753	491,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
326	2274.000	378,800		491,800	870,600		5390
							GIS Ref
							GIS Ref
							Insp Date
							11/09/16

Total Card	0.052	378,800	491,800	870,600	Entered Lot Size
Total Parcel	0.052	378,800	491,800	870,600	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 270.37	/Parcel: 270.3	Land Unit Type:
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Parcel ID	006.0-0003-0001.B
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APPRAISED: 870,600 / Total Card / Total Parcel
 USE VALUE: 870,600 / 870,600
 ASSESSED: 870,600 / 870,600

**USER DEFINED**

Prior Id # 1: 5390
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/10/20 16:20:11
LAST REV Date Time
10/09/19 16:09:02
apro
571
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

